

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 17
Meeting Date: 07/26/01

SUBJECT: UNIVERSITY TOWN CENTER #SIP-2001.60

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

q-j

BRIEF: Request to continue the first public hearing until September 13, 2001 and the second public hearing until September 20, 2001 for University Town Center for a site plan including 3 variances and 4 use permits in the CCD Zoning District located at 815 South Mill Avenue.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request to continue the first public hearing until September 13, 2001 and the second public hearing until September 20, 2001 for **UNIVERSITY TOWN CENTER** (Arizona Board of Regents, property owner) for a 657,076 s.f. mixed-use development with variances and use permits located at 815 South Mill Avenue at the southeast corner of University Drive and Mill Avenue. The following approval is requested from the City of Tempe:

#SIP-2001.60 A site plan for University Town Center for a 657,076 s.f. mixed-use development located at 815 South Mill Avenue. The project includes: 90,000 s.f. office, 148,926 s.f. retail, 58,000 s.f. restaurant and a 7-level parking structure (above grade) all on approximately 6.0 net acres in the CCD Zoning District, including the following:

Use Permits:

- a. Allow retail in the CCD Zoning District.
- b. Allow restaurants w/o entertainment or outdoor dining in the CCD Zoning District.
- c. Allow general offices in the CCD Zoning District.
- d. Allow parking to be provided based on demand (shared parking).

Variances:

1. Reduce the required front yard building setback from 10' to 0'.
2. Reduce the required street side yard building setback from 10' to 0'.
3. Increase the allowed building height from 35' to 76' for the parking structure (building "C")
5. Increase the allowed building height from 35' to 55' for buildings "A" & "B".

Document Name: 20010726devsrh05

Supporting Documents: Yes

SUMMARY: The applicant has requested a continuance of the first public hearing until September 13, 2001 and the second public hearing until September 20, 2001 (see attached letter).



ORIX Real Estate Equities, Inc.

4660 La Jolla Village Drive, Suite 460, San Diego, California 92122
TEL: 652-535-4090 FAX: 652-535-4097

07/20/2001

City of Tempe
Attention: Kathy Matz- City Clerk

Re: University town center

ORIX TC21- In order to prepare adequately for our presentation to the Tempe City Council, we request the above referenced project be continued from July 26, 2001 and August 9, 2001 to September 13th, 2001 and September 20, 2001.

Sincerely,

A handwritten signature in dark ink, appearing to read "Lar Bjorum".

Lar Bjorum
Vice-President - Development
As Managing Member of
ORIX TC21

Cc: Fred Brittingham, Planning director City of Tempe
Kurt Pairitz - ORIX